

85-197-X PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Service Garage with no outdoor storage of disabled motor vehicles.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property, which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

Doris L. Ireland

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

S. Eric DiNenna

6311 Sherwood Road

(Type or Print Name)

Address Phone No.

Signature

Baltimore, Maryland 21239

406 W. Pennsylvania Avenue

City and State

Towson, Maryland 21204

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Attorney's Telephone No.: (301) 296-6820

S. Eric DiNenna

406 W. Pennsylvania Avenue

Towson, Maryland 21204 296-6820

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of February, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of March, 1985, at 10:15 o'clock.

Carl J. Jell

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S of Sherwood Rd., 171' S from
the Centerline of Overbrook Rd., : OF BALTIMORE COUNTY
9th District

DORIS L. IRELAND, Petitioner Case No. 85-197-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. No fees should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 5th day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
E/Side of Sherwood Road * DEPUTY ZONING COMMISSIONER
171' S from centerline of * OF BALTIMORE COUNTY
Overbrook Road, * Case No. 85-197-X
9th Election District
Doris L. Ireland - Petitioner *

The Petitioner requests a special exception for a service garage in a B.L. - C.N.S. Zone. The Petitioner proposes to convert the existing building to a service garage operation with no outdoor storage of disabled motor vehicles.

Testimony presented on behalf of the Petitioner indicates that the family has owned the property since the 1920's. Case No. 63-154 granted a special exception for a service station. The special exception was utilized from 1964 until November 1984 when Shell Oil Company withdrew from business at this location and removed its gas tanks. The same leasee operated the service station for 15 years and continues the service garage functions by utilizing the existing facilities.

There will be no additional buildings or paving and no body or fender work. The hours of operation are generally from 7:00 a.m. to 6:00 p.m. Monday through Friday, and from 8:00 a.m. to 2:00 p.m. on Saturday. A maximum of 30 cars per day will be serviced.

The site has grassy areas and flowering trees, and dense shrubbery along the rear property line and has received awards for attractive appearance from both the company and area community association.

One appeared in protest.
After due consideration of the testimony and evidence presented and it appearing that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and the health, safety, and general welfare of the community will

not be adversely affected, the special exception should be granted.

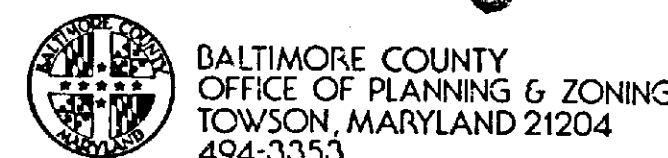
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of April, 1985, that the Petition for Special Exception for a service garage, with no outdoor storage of disabled motor vehicles, in accordance with the site plan prepared by Malcolm E. Pudkins, registered land surveyor, revised April 3, 1985, and marked Petitioner's Exhibit 2, is GRANTED, from and after the date of this Order, subject to the following:

1. No body or fender work shall be allowed.
2. Hours shall not exceed 7:00 a.m. to 9:00 p.m. Monday through Saturday.
3. Landscaping shall be in accordance with requirements of Current Planning and Development Division.

James M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE April 25 1985
BY Barbara A. Howard

ORDER RECEIVED FOR FILING
DATE April 25 1985
BY Barbara A. Howard



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 25, 1985

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, MD 21204

RE: PETITION FOR SPECIAL EXCEPTION
E/Side of Sherwood Road,
171' S from centerline of
Overbrook Road,
9th Election District
Doris L. Ireland - Petitioner
Case No. 85-197-X

Dear Mr. DiNenna:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
ROBERT A. BRESCHI

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 296-6820

April 15, 1985

Ms. Jean Jung,
Deputy Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

RE: Case No.: 85-197-X
Petitioner: Doris L. Ireland
Special Exception Petition

Dear Ms. Jung:

As per your request, enclosed herewith please find four (4) copies of revised plats showing the screening as per your request at the time of the hearing.

Accordingly, would you be so kind as to issue an Order in accordance with your statements at the time of the hearing and if you have any questions do not hesitate to call upon me.

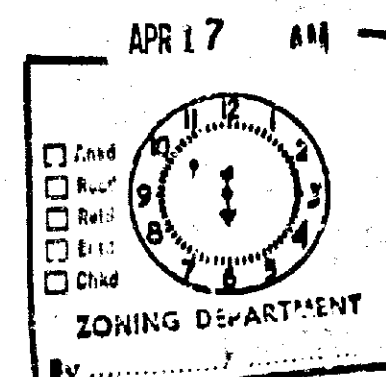
Very truly yours,

S. ERIC DINENNA

SED/nab

Enc.

cc: Mrs. Doris L. Ireland



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4/17/85
Item # 35
Property Owner: Emilio Alessi, et al.
Location: 171 S. Burke Rd.
2nd of Old York Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting has been held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
Crusher run stone driveway must be graded.

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 12, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
No. 85-197-X
SUBJECT: Doris L. Ireland

This office is not opposed to the granting of the petitioner's request; however, if granted, details of landscaping should be shown on the plan, particularly to buffer the development from the residentially zoned property to the rear of the site.

NEB/JGH/sf

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

85-197-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
6th day of February, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Doris L. Ireland
Petitioner's Attorney S. Eric DiNenna, Esquire

Received by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 179 - Case No. 85-197-X
Petitioner - Doris L. Ireland
Special Exception Petition

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to convert the existing building to a service garage operation, this hearing is required.

The site plans were revised, showing the correct zoning line, prior to obtaining the enclosed comments from the Department of Traffic Engineering. In view of this, either the site plan should reflect said comments, or you should contact Mr. Michael Flanagan at 494-3554 to discuss this matter prior to the scheduled hearing. Also, the method of assuring that the D.R. 5.5 zoned portion of this site will not be utilized as part of the operation, i.e., parking, should be indicated.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Hudkins Associates, Inc.
200 East Joppa Road 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 4, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #179 (1984-1985)
Property Owner: Doris L. Ireland
E/S Sherwood Rd. 171' S. from centerline
Overbrook Rd.
Acres: 0.54
District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

As no public facilities are involved, this Office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James E. Berman
JAMES E. BERMAN, Chief
Bureau of Public Services

JAM:EAM:REC:iss

cc: File



NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 1/2/85
Item #179
Property Owner: Doris L. Ireland
Location: E/S Sherwood Rd.
From Overbrook Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-96 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The needed Development Plan was approved by the Planning Board on 1/2/85.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- (X) Additional comments:
End landscape parking space is required.

cc: James Hessel

Eugene A. Bober
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-4500

STEPHEN E. COLLINS
DIRECTOR

February 8, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 179 -ZAC- January 2, 1985
Property Owner: Doris L. Ireland
Location: E/S Sherwood Road 171' S. from c/l Overbrook Road
Existing Zoning: B.L.-CNS
Proposed Zoning: Special exception for a service garage with no outdoor storage of disabled motor vehicles.

Acres: 0.54
District: 9th

Dear Mr. Jablon:

The site plan should be revised for the following items.

1. Site should be restricted to one point of access and that access road should be the standard 24' wide entrance with 12' radius.
2. The 8' setback for parking should be maintained.

Nicholas S. Flanagan
Traffic Engineering Assoc. II

MSF/cdm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. RENCKE
CHIEF

January 7, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Doris L. Ireland

Location: E/S Sherwood Road 171' S. from c/l Overbrook Road
Item No.: 179 Zoning Agenda: Meeting of 1/2/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: Paul H. Rencke
Planning Group
Special Inspection Division

Noted and Approved: Roy W. Kammer
Fire Prevention Bureau

/nb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

January 11, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 179 Zoning Advisory Committee Meeting are as follows:

Property Owner: Doris L. Ireland
Location: E/S Sherwood Road 171' S. from c/l Overbrook Road
Existing Zoning: B.L.-CNS
Proposed Zoning: Special exception for a service garage with no outdoor storage of disabled motor vehicles.

Acres: 0.54
District: 9th.

The items checked below are applicable:

- () All structures shall conform to the Baltimore County Building Code 1981/Council Bill 14-11 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

- (X) A building/ & other / permit shall be required before beginning construction.

- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal are required to file a permit application.

2. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistance. A firewall is required if construction is on the lot line, see Table 101, Item 2, Section 1107 and Table 1102, also Section 503.2.

7. Requested variance appears to conflict with the Baltimore County Building Code, Section 5.

- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered or Licensed Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

- (X) Comments - Show compliance to State Handicapped Code, parking, curb cuts, ramps, sign, building access, etc., etc.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Berman
Charles E. Berman, Chief
Plans Review

AUG 20 1985

PETITION FOR SPECIAL EXCEPTION
 9th Election District
 LOCATION: East side Sherwood Road, 171 ft. South from the centerline of Overbrook Road
 DATE AND TIME: Tuesday, March 19, 1985 at 10:15 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
 Petition for Special Exception for a service garage with no outdoor storage of disabled motor vehicles
 Being the property of Doris L. Ireland as shown on the plat filed with the Zoning Office.
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
 BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

February 20, 1985
 S. Eric DiNenna, Esquire
 406 West Pennsylvania Avenue
 Towson, Maryland 21204
 NOTICE OF HEARING
 RE: Petition for Special Exception
 E/S Sherwood Rd., 171' S from the c/l
 of Overbrook Road
 Doris L. Ireland - Petitioner
 Case No. 85-197-X
 TIME: 10:15 A.M.
 DATE: Tuesday, March 19, 1985
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. C03115
 DATE 3/21/85 ACCOUNT R-01-615-000
 AMOUNT \$ 100.00
 RECEIVED FROM: S. Eric DiNenna
 FOR: Doris Ireland
 171m 171
 C 03115-100000-0000

CERTIFICATE OF PUBLICATION
 85-197-X
 Towson, Md. 4/3 1985
 THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 24th day of 4th 1985
 The TOWSON TIMES
 Cost of Advertisement: \$2438

85-197-X
 CERTIFICATE OF PUBLICATION
 TOWSON, MD., February 28, 1985
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 28, 1985
 THE JEFFERSONIAN
 13 Kenton
 Publisher
 \$18.00

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District 9th
 Date of Posting 3/1/85
 Posted for: Special Exception
 Petitioner: Doris L. Ireland
 Location of property: E/S Sherwood Rd., 171' S from Overbrook Rd.
 Location of Sign: East side Sherwood Rd., attached to existing lot, across the road, on property of petitioner.
 Remarks: Permission granted by the Zoning Commission to the petitioner.
 Posted by: M. J. Jablon
 Date of return: 3/9/85
 Number of Signs: 1

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353
 ARNOLD JABLON
 ZONING COMMISSIONER
 March 13, 1985
 S. Eric DiNenna, Esquire
 406 W. Pennsylvania Avenue
 Towson, Maryland 21204
 Re: Petition for Special Exception
 E/S Sherwood Rd., 171' S of c/l of Overbrook Rd.
 Doris L. Ireland - Petitioner
 Case No. 85-197-X
 Dear Mr. DiNenna:
 This is to advise you that \$47.38 is due for advertising and posting of the above property.
 This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.
 Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.
 Sincerely,
 ARNOLD JABLON
 Zoning Commissioner
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 005364
 DATE March 26, 1985 ACCOUNT R-01-615-000
 AMOUNT \$ 47.38
 RECEIVED FROM: Doris L. Ireland
 FOR: Advertising and Posting Costs of Case #85-197-X
 (Doris L. Ireland-Petitioner)
 8 B017*****4738* 5266F

COLUMBIA OFFICE
 WALTER PARK
 Registered Surveyor
 Phone 730-9060
 TOWSON OFFICE
 HUDKINS ASSOCIATES, INC.
 Engineers, Surveyors and
 Landscape Architects
 200 EAST JOPPA ROAD
 ROOM 101, SHEL BUILDING
 TOWSON, MARYLAND 21204
 PHONE: 828-8060
 November 26, 1984
 DESCRIPTION FOR SPECIAL EXCEPTION:
 Beginning for the same the two following courses and distances from the intersection formed by the centerline of Overbrook Road with the centerline of Sherwood Road viz: (1) South 0 degrees 03 minutes West 171 feet ± (2) South 89 degrees 57 minutes East 30.00 feet thence South 89 degrees 57 minutes East 155.00 feet thence South 0 degrees 03 minutes West 150.00 feet thence North 89 degrees 57 minutes West 155.00 feet to the east side of said Sherwood Road thence binding thereon North 0 degrees 03 minutes East 150.00 feet to the place of beginning. Containing 0.54 Acres of land more or less. Saving and Excepting that portion of the above property zoned D,R. 5.5.

1. AREA OF SITE = 0.52 AC.
2. EXISTING ZONING = DCLNS WITH SPECIAL EXCEPTION FOR SERVICE STATION (CASE NO. 63-15A)
3. BLDG. AREA = 1566 Sq. Ft. \div 300 = 6
4. PARKING DATA
 REQUIRED = 6
 PROVIDED = 10 Spaces $8'5" \times 20'$ (Includes bays)

1. AREA OF SITE = 0.52 AC.
2. EXISTING ZONING = DCLNS WITH SPECIAL EXCEPTION FOR SERVICE STATION (CASE NO. 63-15A)
3. BLDG. AREA = 1566 Sq. Ft. \div 300 = 6
4. PARKING DATA
 REQUIRED = 6
 PROVIDED = 10 Spaces $8'5" \times 20'$ (Includes bays)

**PETITIONER'S
EXHIBIT**

PLAT TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
AUTOMOTIVE SERVICE CENTER
ELECT. DIST.'9
SCALE: 1"=20'
drawing 1/19/84
1/28/85



6394

